REQUEST FOR COUNCIL ACTION

MEETING DATE: 3-17-03

AGENDA SECTION:	ORIGINATING DEPT:	ITEM NO.
CONTINUED - PUBLIC HEARINGS	PLANNING	E-3

ITEM DESCRIPTION: General Development Plan #195 to be known as West River Parkway by Mark Leitzen. The applicant is proposing to develop the property with commercial uses permitted in the B-4 zoning district. The property is located east of HyVee, north of West River Parkway, south of 37th Street NW and west of the Zumbro River.

PREPARED BY: Mitzi A. Baker, Senior Planner

March 13, 2003

This item was continued at the February 19, 2003 City Council meeting. At the February 19 meeting, the Council asked that staff and the applicant meet to discuss the GDP and proposed limitations identified on the Plan. Staff met with the applicant and consultant on February 26, 2003.

The applicant wishes to proceed with this application, as submitted for Council consideration. The Planning Department is concerned with administration of unique standards on properties with standard zoning. The Planning Department objects to unique standards or restrictions identified on the GDP, as a condition or in such a way that the City is involved in the requirement and long-term enforcement.

If the Council proceeds to amend the Land Use Plan and Zoning Map to zone this property B-4, the Planning Department would rather it be done without any unique use or development standards identified through public action on the General Development Plan.

Privately, the developer may choose to place private restrictions on the property through covenants, and may even share those with the Council for their information.

Planning discussed the need to amend the Rochester Zoning Ordinance and Land Development Manual to develop a commercial zoning district that would fill a gap between the current B-1 (Restricted Commercial) district and the B-4 (General Commercial) district. At this time Planning does not know when such an amendment would be done, as time and resources are limited. Mr. Leitzen expressed interest in the "new" commercial district and suggested that they would not object to re-zoning their property to that district in the future, as long as it accommodated the types of uses they would like flexibility to market on the property.

Planning suggests two alternatives to Council for consideration on March 17, 2003.

1) Leave the GDP as-is, with the unique standards and restrictions identified on the face of the Plan. *(Planning does NOT support this option)*

2) Remove any notation of unique standards or restrictions from the face of the GDP and do not include them in the form of a condition. The applicant may choose to provide the Council with proposed covenants for the Council's information. Private covenants would not be part of the public action and would not include public enforcement.

In either case, Planning is interested in pursuing a text amendment to develop a new commercial zoning district that would fill a gap between the B-1 (Restricted Commercial) and B-4 (General Commercial) districts.

COUNCIL ACTION: Motion by:_____ Second by:_____ to:

City Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission held a public hearing on this item on January 8, 2003. The Commission recommended approval 7-1, with Ms. Rivas voting nay.

Council Action Needed:

1. *Deny this application based on findings and conclusions in the attached staff report and memorandum prepared by the Planning Department.*

OR

2. *If the Council wishes to approve the General Development Plan it should instruct direct staff to prepare conditions and the City Attorney to prepare a resolution, with findings, for Council approval at the March 3, 2003 meeting.*

Distribution:

1. City Clerk
2. City Administrator
3. City Attorney
4. Planning Department File
5. Planning Department, GIS Division
6. McGhie & Betts, Inc.
7. Applicant: This item will be considered some time after 7:00 p.m. on Monday March 17, 2003 in the Council / Board Chambers in the Government Center at 151 4th Street SE.

87

COUNTY OF Olmsted

CITY OF ROCHESTER MINNESOTA INCORPORATED AUGUST 5 A.D. 1858

ROCHESTER-OLMSTED
PLANNING DEPARTMENT
2122 CAMPUS DR SE
ROCHESTER MN 55904-4744

ADMINISTRATION/ PLANNING	507/285-8232
GIS/ADDRESSING/ MAPPING	507/285-8232
HOUSING/HRA	507/285-8224
BUILDING CODE	507/285-8213
WELL/SEPTIC	507/285-8345
FAX	507/287-2275

DATE: **January 23, 2003**

FROM: **Mitzi A. Baker, Senior Planner**

RE: **Leitzen GDP #195**

Prior to the January 8, 2003 Planning & Zoning Commission meeting, a revised General Development Plan was submitted. These revisions included modified access locations, as well as proposed restrictions/limitations for hours of operation, land uses and signage.

Staff noted at the Planning Commission meeting that the legality of the restrictions noted on the GDP would need to be reviewed with the City Attorney prior to Council consideration of this item. Specifically, staff was uncertain if the limited hours of operation and list of excluded uses were binding on a GDP.

Staff has since discussed the proposed revised GDP with legal counsel. It is the City Attorney's opinion that that the limitations noted on the GDP are not consistent with the proposed B-4 zoning district regulations, nor with the existing R-1 zoning. More importantly, the City Attorney concluded the restrictions and limitations shown on the revised GDP were not consistent with the requirements for or with the purpose of a GDP.

Section 61.210 states that an approved GDP "shall constitute approval of the conceptual land use mix ... provided that these are consistent with the comprehensive plan and zoning district requirements ... ." Furthermore, Section 61.214 states that the information submitted with an application for approval of a GDP "should show the density, intensity, land uses, pedestrian and bicycle ways, trail thoroughfares, parks, open space and pattern of future streets within the development, and possible off-site drainage situations affecting other tracts within 500 feet surrounding and adjacent to the proposed land subdivision." These ordinances describe the appropriate information that should be submitted with a proposed GDP.

The restrictions and limitations shown on this revised GDP go beyond the scope of what is required by Sections 61.210 and 61.214. They do not show the conceptual land use mix or land uses. Instead, they show the manner in which businesses will conduct their operations. In addition, the restrictions and limitations are not consistent with any one standard zoning district. As such, these restrictions and limitations are not properly found within the GDP document and should be removed.

A GDP is not a zoning district amendment and should not be used to design unique zoning standards for a development. However, there are alternatives available to the applicant. The LDM includes provisions for developing unique zoning standards for a property through a Special District. Another alternative would be for the applicant to identify specific uses and restrictions through the Restricted Development conditional use process.

recycled paper
recyclable

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

ROCHESTER

Minnesota

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 1/24/03

The Department of Public Works has reviewed the application for General Development Plan #195 , for the proposed West River Parkway commercial development. The following are Public Works comments on this request from 12/2/02. New comments are shown in **BOLD**, while prior comments that have been addressed, and/or are no longer applicable are shown with ~~STRIKETHROUGH~~:

1. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public infrastructure.
2. The Owner will be obligated to reconstruct 3rd Ave NW, or pay **its proportional share of the cost of** said reconstruction to serve this Property. Dedication of **an** additional **7 feet of** right-of-way ~~may~~ **will** be required of the Owner to accommodate the reconstructed roadway, and pedestrian facilities.
3. Grading & Drainage Plan approval is required prior to development. A Storm Water Management fee will apply to any areas of this development that are allowed to participate in the City's Storm Water Management Plan (SWMP), and do not drain to an on-site facility.
4. In addition to the existing pedestrian facilities along the frontage of West River Parkway NW, the Owner is obligated to provide a 5 foot concrete sidewalk along the entire frontage of the Property abutting 3rd Ave NW.
5. ~~Access to this development shall be limited to a single access onto 3rd Ave NW, and a single access onto West River Parkway, in locations conforming to Section 64.143 of the LDM~~. **The proposed access locations to 3rd Ave NW, and the single shared access location to West River Parkway NW are acceptable to Public Works as shown on the revised GDP. The driveways shall be perpendicular to the rights-of-way.**
6. Dedication of a Pedestrian Facilities Easement will be required for the existing path.
7. Dedication of a 10 foot wide utility easement for sanitary sewer is needed adjacent to the east line of the existing easement.

Charges/fees applicable to the development of this property will be addressed in the Development Agreement and will include (rates below are current through 7/31/03):

- Water Availability Charge @ $1790.25 per developable acre
- Sewer Availability Charge (SAC) @ $1790.25 per developable acre.
- Watermain Connection Charge @ $40.19 per foot x 134.30 feet (watermain segment constructed by RPU Water in 1994) = $5,397.52
- Sanitary Sewer Connection Charge @ $45.07 per foot for the entire frontage of 3rd Ave NW
- Storm Water Management - TBD, for any areas that do not drain to an approved permanent on-site detention facility, and allowed to participate in the City's SWMP.

ROCHESTER-OLMSTED PLANNING DEPARTMENT
2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744
COUNTY OF Olmsted
www.olmstedcounty.com/planning

CITY OF ROCHESTER MINNESOTA INCORPORATED AUGUST 5 A.D. 1858

TO: City Planning and Zoning Commission

FROM: Mitzi A. Baker, Senior Planner

DATE: December 5, 2002

RE: General Development Plan #195 to be known as West River Parkway by Mark Leitzen. The applicant is proposing to develop the property with commercial uses permitted in the B-4 zoning district. The property is located east of HyVee, north of West River Parkway, south of 37th Street NW and west of the Zumbro River.

Planning Department Review:

Petitioner:	Mark Leitzen 309 60th Ave SW Rochester, MN 55902
Location of Property:	The property is located along the northeast side of West River Parkway, east of 3rd Ave NW and the HyVee north store.
Proposed Use:	The applicant is requesting a Land Use Plan Amendment and Zoning District Amendment on this site to accommodate B-4 zoning. The GDP proposes three potential building sites.
Land Use Plan:	The Rochester Urban Service Area Land Use Plan designates this property as "Flood Fringe" and "Low Density Residential".
Zoning:	The property is currently zoned R-1 (Low Density Residential), the applicant is proposing to re-zone this property to B-4 (General Commercial).
Streets:	This property is adjacent to West River Parkway, designated an Arterial, and also to 3rd Ave. NW which

	is a local street.
Sidewalks:	Sidewalk would be required along the frontage of both public roadways and an easement will need to be granted for the existing pedestrian path along the Zumbro River.
Drainage:	This property is adjacent to the Zumbro River. The Floodway district encompasses a portion of the site, with the 100 year flood district encompassing most of the rest of the site. Detailed grading and drainage plans will also be required when the property is platted or developed.
Wetlands:	There may be hydric soils in the Floodway district. Additional site investigation should be completed. The property owner is responsible for identifying Wetlands on the property and submitting the information to the LGU.
Referral Comments:	1. See attached
Report Attachments:	1. Copy of General Development Plan 2. Referral Comments 3. Proposed General Development Plan Narrative

Staff Suggested Findings and Recommendation:

Paragraph 61.215 of the Rochester Zoning Ordinance and Land Development Manual lists the Criteria for approval of a general development plan (see attached section from the newly adopted regulations, which became affective May 15, 1999.

Criteria A. The proposed land uses are generally in accord with the adopted Comprehensive Plan and zoning map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.

The Rochester Urban Service Area Land Use Plan designates this property as suitable for "Recreation/Open Space". A zoning district amendment is being considered concurrent with this request to change the zoning to B-4 (General Commercial). The property is currently zoned B-1 (Restricted Commercial).

Criteria B. The proposed development, including its lot sizes, density, access and circulation are compatible with the existing and/or permissible future use of adjacent property.

The GDP for this property proposes three accesses to the site, two from West River Parkway and one from 3rd Ave NW. Access will not be permitted at all locations shown on the GDP, however. Access will be limited to one location from 3rd Ave., and an additional access may be permitted to West River Parkway, but will likely need to be a shared access at the south property line. Since West

91

River Parkway is an Arterial roadway, the shared access may be required to provide adequate spacing, while providing access to two properties.

Staff suggests that the northern portion of the site, which would be oriented toward 3rd Ave. NW, and the rear of the HyVee grocery store has characteristics which make it undesirable for low density residential development. This portion of the site is oriented toward a local non-residential street and the rear of a grocery store, which includes delivery traffic and a generally unattractive façade. This portion of the property, specifically, is not buffered from the adverse influences of the existing commercial use. The orientation of the southern portion of the site, toward West River Parkway NW and additional separation from the rear of the grocery store provides for more opportunities for buffering from the existing commercial use.

Given the complexities of this site, the fact that it is not highly suitable for low density residential uses, low intensity non-residential uses at this location are probably reasonable. The site does not, however, meet locational criteria for any of the "commercial" land use designations as identified in the Rochester Urban Service Area Land Use Plan.

Establishing low intensity non-residential uses at this location could be proposed through the Restricted Development application process, or a request for B-5 (Residential Commercial) zoning, without changing the Land Use Plan.

Criteria C. The mix of housing is consistent with adopted Land Use and Housing Plans.

This proposal does not include a residential component.

Criteria D. The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-Year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

The GDP for this property proposes three access to the site, two from West River Parkway and one from 3rd Ave NW. Access will not be permitted at all locations shown on the GDP however. Access will be limited to one location from 3rd Ave., and an additional access may be permitted to West River Parkway, but will likely need to be a shared access at the south property line. Since West River Parkway is an Arterial roadway, the shared access may be required to provide adequate spacing, while providing access to two properties.

Criteria E. On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

1. Street system adequacy shall be based on the street system's ability to safely accommodate trips from existing and planned land uses on the

existing and proposed street system without creating safety hazards, generating auto stacking that blocks driveways or intersections, or disrupting traffic flow on any street, as identified in the traffic impact report, if required by Section 61.523(C). Capacity from improvements in the first 3 years of the 6-year CIP shall be included in the assessment of adequacy.

The GDP for this property proposes three access to the site, two from West River Parkway and one from 3rd Ave NW. Access will not be permitted at all locations shown on the GDP however. Access will be limited to one location from 3rd Ave., and an additional access may be permitted to West River Parkway, but will likely need to be a shared access at the south property line. Since West River Parkway is an Arterial roadway, the shared access may be required to provide adequate spacing, while providing access to two properties.

Depending on projected traffic volumes, turn lanes may need to be constructed to accommodate this development. Additionally, 3rd Ave. NW will need to be reconstructed. Dedication of additional right-of-way may also be required to accommodate the reconstructed roadway and required pedestrian facilities.

2. Utilities are now available to directly serve the area of the proposed land use, or that the City of Rochester is planning for the extension of utilities to serve the area of the proposed development and such utilities are in the first three years of the City's current 6-Year Capital Improvements Program, or that other arrangements (contractual, development agreement, performance bond, etc.) have been made to ensure that adequate utilities will be available concurrently with development. If needed utilities will not be available concurrent with the proposed development, the applicant for the development approval shall stipulate to a condition that no development will occur and no further development permit will be issued until concurrency has been evidenced.

Utilities can be extended to serve this property. Watermain looping will be required with the development of this site as well as extension of facilities to abutting developable lands.

3. The adequacy of other public facilities shall be based on the level of service standards in Section 64.130 and the proposed phasing plan for development.

Pedestrian facilities are required along the abutting road rights-of-way (3rd Ave. NW and West River Parkway). In addition, a trail easement will need to be dedicated covering the existing pedestrian path along the River.

Criteria F. The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that, at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

93

Detailed grading and drainage plans will be required prior to development and storm water management will need to be provided for this property.

Most of this property is within the flood districts. The eastern part of the site is in the Floodway and most of the remainder of the site (west ½) is in the 100 year Flood Fringe district. Development of this property will be subject to Section 62.800 Flood Districts and Intent et. seq. of the Rochester Zoning Ordinance and Land Development Manual.

Criteria G. The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

See responses to Criteria A & B above.

Summary & Recommendation:

Findings do not support the Land Use Plan Amendment (#02-06) or Zoning District Amendment (#02-15) submitted for this property. Since this GDP is proposing development within the B-4 district, the GDP should not be approved if the accompanying Land Use Plan amendment and Zoning District amendments are not approved. Additionally, if the applicant pursues other alternatives for developing the site, a General Development Plan for this property would need to reflect the required pedestrian facilities, additional right-of-way (3rd Ave), off-site improvements (turn lanes, if required) and access locations limited to one location at 3rd Ave. and a possible shared access at the south end of the property at West River Parkway (additional analysis may be needed to ensure compliance with access spacing standards).

94

rpu

we pledge, we deliver

November 21, 2002

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Land Use Plan Amendment Petition #02-06 and Zoning District Amendment #02-15 to amend 10.53 acres of property from R-1 to B-4 and General Development Plan #195 by Mark Leitzen to be known as West River Parkway. The property is located east of HyVee North, south of 37th St. NW and north of West River Parkway NW.

Dear Ms. Garness:

Our review of the referenced general development plan is complete and our comments follow:

1. The property may be subject to the water availability fee, connection fees or assessments. The Land Development Manager (507-281-6198) at the Public Works Department determines the applicability of these fees.
2. This property is within the Main Level Water System Area, which is available at the extreme NW corner of the site and at the corner of 3rd Ave. and West Circle Drive NW. The proposed water system must interconnect both of these existing mains and must extend to all adjoining developable properties per our requirements.
3. Static water pressures within this area will range from 81 to 89 PSI depending on final site elevations. The builders must install pressure-reducing devices near the domestic water meters as required by the Minnesota Plumbing Code.
4. We will work with the applicant's engineering firm to develop the necessary water system layout to serve this area.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention
Gale Mount, Building & Safety
Land Consultants
Mark Leitzen

95

ROCHESTER

Minnesota

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 12/2/02

The Department of Public Works has reviewed the application for General Development Plan #195, LUPA#02-06, & ZONE#02-15 for the proposed West River Parkway commercial development. The following are Public Works comments on this request:

1. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public infrastructure.
2. The Owner will be obligated to reconstruct 3rd Ave NW, or pay for said reconstruction to serve this Property. Dedication of additional right-of-way may be required of the Owner to accommodate the reconstructed roadway, and pedestrian facilities.
3. Grading & Drainage Plan approval is required prior to development. A Storm Water Management fee will apply to any areas of this development that are allowed to participate in the City's Storm Water Management Plan (SWMP), and do not drain to an on-site facility.
4. In addition to the existing pedestrian facilities along the frontage of West River Parkway NW, the Owner is obligated to provide a 5 foot concrete sidewalk along the entire frontage of the Property abutting 3rd Ave NW.
5. Access to this development shall be limited to a single access onto 3rd Ave NW, and a single access onto West River Parkway, in locations conforming to Section 64.143 of the LDM.
6. Dedication of a Pedestrian Facilities Easement will be required for the existing path.
7. Dedication of a 10 foot wide utility easement for sanitary sewer is needed adjacent to the east line of the existing easement.

Charges/fees applicable to the development of this property will be addressed in the Development Agreement and will include (rates below are current through 7/31/03):

- Water Availability Charge @ $1790.25 per developable acre
- Sewer Availability Charge (SAC) @ $1790.25 per developable acre.
- Watermain Connection Charge @ $40.19 per foot x 134.30 feet (watermain segment constructed by RPU Water in 1994) = $5,397.52
- Sanitary Sewer Connection Charge @ $45.07 per foot for the entire frontage of 3rd Ave NW
- Storm Water Management - TBD, for any areas that do not drain to an approved permanent on-site detention facility, and allowed to participate in the City's SWMP.

94

ROCHESTER PARK AND RECREATION DEPARTMENT

November 18, 2002

TO: Jennifer Garness
Planning

RE: General Development # 195
West River Parkway

The proposed development will have no parkland dedication requirement.

A trail easement covering the existing pedestrian path should be included in the platting of the property.

WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: LUPA #02-06 + CDP #02-15 Mark Seibert

— No hydric soils exist on the site based on the Soil Survey

✓ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.

— A wetland delineation has been carried out for the property and is on file with the Planning Department

— A wetland delineation is on file with the Planning Department and a No-loss, Exemption, or Replacement Plan has been submitted to the Planning Department.

— A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.

— No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.

✓ Other or Explanation

The hydric soils information from the Soil Survey shows that the area affected is located within the floodway.

From John Harford
Wetlands LGU Representative

98

Minnesota Department of Transportation

District 6
2900 – 48th St. NW
Rochester, Minnesota 55901-5848

(507) 280-2913

November 20, 2002

Jennifer Garness
Rochester Olmsted Planning Department
2122 Campus Drive SE – Suite 100
Rochester, MN 55904

RE: Land Use Plan Amendment Petition #02-06 and Zoning District Amendment #02-15 by Mark Leitzen to amend the Land Use Plan Designation from "Low Density Residential" to "Commercial".

General Development Plan #195 to be known as West River Parkway by Mark Leitzen.

REVISED Type I Performance Residential Development #02-05 by Stone Hedge Townhomes CIC.

Dear Ms. Garness:

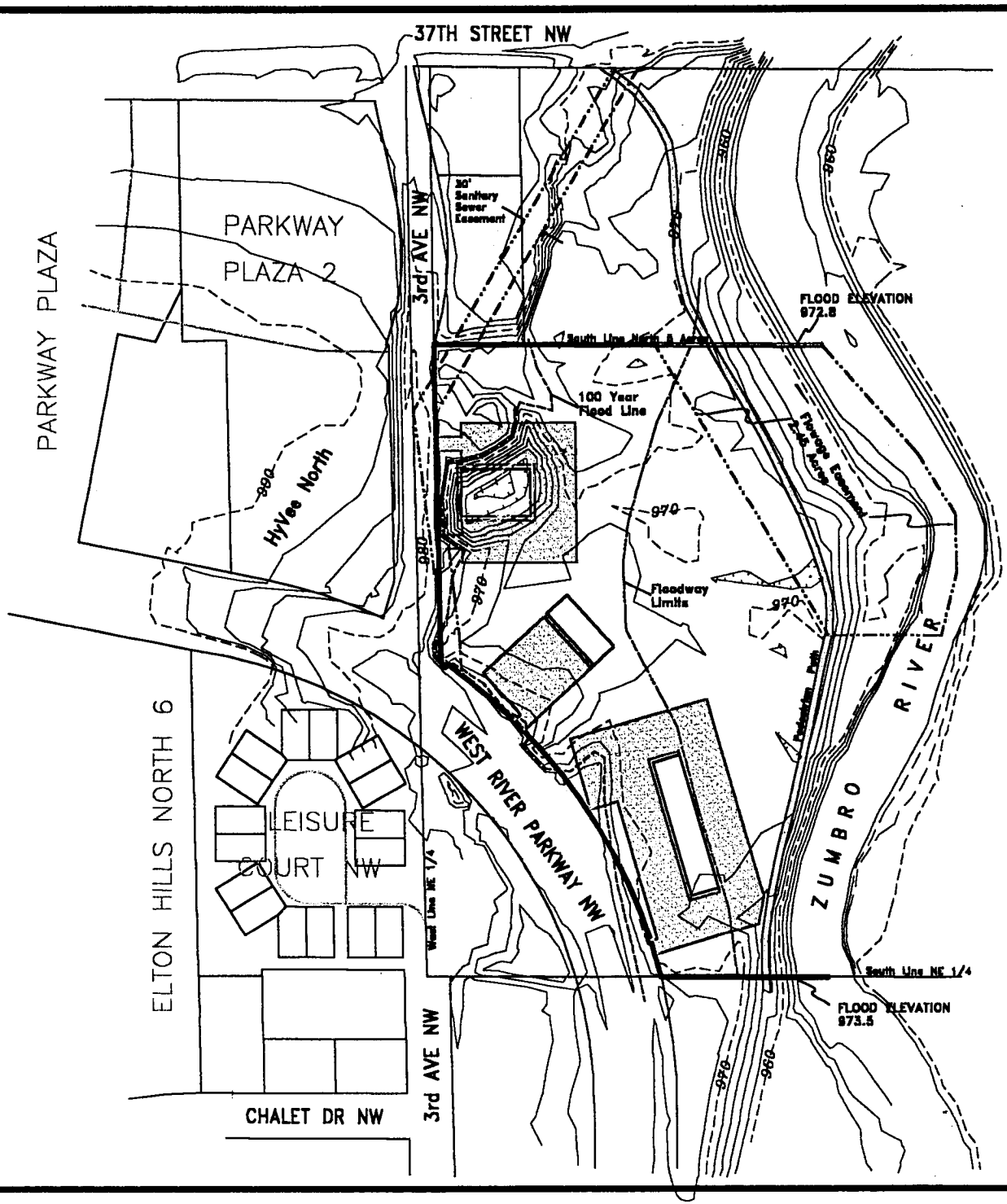
The Minnesota Department of Transportation (Mn/DOT) has reviewed the above proposal. Although these developments do not have direct access to Mn/DOT roadways, it is most likely TH 63 will be accessed via CSAH 22. The City of Rochester should continue to manage traffic impacts from growth in north Rochester.

Thank you for keeping Mn/DOT informed. Any questions you have may be directed to Fred Sandal, Principal Planner, at (507) 285-7369 or Debbie Persoon-Bement, Plan and Plat Coordinator, at (507) 281-7777.

Sincerely,

Dale E. Maul
Planning Director

An Equal Opportunity Employer



0 100 200 300

Scale in Feet

Legal Description:

The South Half of Northeast Quarter of Section 23, Township 107, Range 14, City of Rochester, Olmsted County, Minnesota lying West of the Zumbro River; except the North 5 acres thereof; and except that part lying southwesterly of West River Parkway.

Current Zoning: R-1

Proposed Zoning: B-4

Phase 1
70 x 100 - 2 Story
Office/Retail
Flood Protection Elev = 974.0
First Floor Elev = 976.0

Future 40 x 100
Flood Protection Elev = 974.2
First Floor Elev = 976.0

Future 50 x 100
Flood Protection Elev = 974.2
First Floor Elev = 974.4

RECEIVED
NOV 14 2002
ROCHESTER OLMSTED PLANNING DEPARTMENT

J.L. Leitz, LLC - West River Parkway
S 1/2 NE 1/4 Section 23-107-14

10-18-02	12087-02

LAND CONSULTANTS
OF SOUTHERN MINNESOTA, INC
1418 First Avenue N.E.
Rochester, Minnesota 55906
(507) 288-8855

BOUNDARY SURVEYS
LAND SUBDIVISION
DEVELOPMENT PLANNING

49

100

Consolidated Planning Department
2122 SE Campus Drive
Rochester, MN 55904

ATTN: Ms. Mitzi Baker
Senior Planner

RE: **37th Street and 3rd Avenue NW**

The following is a summary addressing items 3a – 3f of Item E, of the Informational Supplement for the Land Development Manual for the City of Rochester.

a) The location of the proposed structures have been selected to minimize the soil preparation for footing and foundation system. The use of engineered fill may be necessary for some of the footing system.

The structures and parking lots can be constructed as shown on the General Development Plan without changing the existing site drainage patterns.

There will not be any new public streets constructed on the site. Portions of the site may need to be elevated to the applicable flood protection level if the structures lie in the 100-year flood limit. No structures are proposed within the floodway.

b) Stormwater drainage from the proposed project and across the site from off-site locations will be handled in accordance with the policies of the Stormwater Management Plan for the City of Rochester.

c) The site currently receives stormwater runoff from areas off-site. This stormwater drainage from off-site will continue to cross the property. Treatment of the off-site and on-site stormwater will be handled in accordance with the Stormwater Management Plan for the City of Rochester.

d) Utilities are adjacent to the site and are adequate to serve the proposed project.

e) The type of soils found on this site are similar to soil conditions of Northwest Rochester. An erosion control plan for construction and a restoration plan after construction will be submitted for review and approval by the City of Rochester in accordance with their adopted Ordinances. Extra care shall be taken to prevent soil erosion from leaving the site because of the proximity to the Zumbro River.

f) The first phase of construction will be the northerly most building. The second phase will include the other structures. There is no time schedule for Phase II.

Mark J. Leitzen
309 SW 60th Avenue
Rochester, MN 55902
507-289-4538